



<b>PETITION NUMBER:</b>	1007-PUD-07	
<b>APPROXIMATE LOCATION:</b>	Northwest Corner of Springmill Road and Spring Lake Drive	
<b>PETITIONER:</b>	WLB Associates, Inc.	
<b>REPRESENTATIVE:</b>	Jon Dobosiewicz, Nelson & Frankenberger, P.C.	
<b>REQUEST:</b>	Change in zoning from the SF-A District to the Maples at Springmill PUD District to allow single family detached homes.	
<b>CURRENT ZONING:</b>	SF-A	
<b>STAFF REVIEWER:</b>	Ryan Schafer	
<b>ZONING HISTORY:</b>	0602-DP-01	Development Plan Review of The Maples at Springmill; 120 attached dwelling units on 30 acres. <i>Approved.</i>
	0604-SFP-06	Final Plat Review of Section 1 of The Maples at Springmill. <i>Approved.</i>
	0702-SFP-01	Final Plat Review of Section 2 of The Maples at Springmill. <i>Approved.</i>
<b>EXHIBITS:</b>	<ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Aerial Location Map</li><li>3. Petitioner's Proposal</li><li>4. Neighbor Meeting Report</li></ol>	

### **PETITION HISTORY**

This petition was introduced at the June 14, 2010 City Council meeting. It was reviewed at the June 21, 2010 Technical Advisory Committee (the "TAC") meeting, and it will receive a public hearing at the July 6, 2010 Advisory Plan Commission (the "APC") meeting.

### **PROCEDURAL**

- Rezoning petitions are required to be considered at a public hearing. The public hearing for this petition will be held on July 6, 2010 at the Advisory Plan Commission meeting.
- Notice of the July 6, 2010 public hearing was provided in accordance with the APC Rules of Procedure.

### **PROJECT OVERVIEW**

#### **Project Description**

The proposed Planned Unit Development ("PUD") would allow up to 30 single family detached dwelling units along Maple View Drive within Section 2 of the Maples at Springmill subdivision (the "Property"). The detached dwellings are low-maintenance units. Prospective owners would own the dwelling unit and



the ground under it; everything outside of the walls of the structure would be commonly owned. The Property is currently approved for 30 single-family attached dwellings. The PUD would adopt three standards, modifying the underlying SF-A zoning:

1. Permit the use of Detached Single Family dwellings.
2. Allow for structures to be placed no less than 8 feet from each other.
3. Allow for 35% of the detached single-family dwelling garage doors to not be off set from the roadway at an angle of 30 degrees.

Comprehensive Plan (Feb 2007, as amended)

The Westfield-Washington Township Comprehensive Plan identifies the Property as being located within the “Suburban Residential” land use classification. This classification recommends single family detached and attached residential dwellings in this area.

Thoroughfare Plan (Feb 2007, as amended)

The Westfield-Washington Township Thoroughfare Plan (the “Thoroughfare Plan”) identifies Spring Lake Drive as “Local Roadway” which requires 50 feet of Right-of-Way. Springmill Road is identified as a “Secondary Arterial” which requires 120 feet of Right-of-Way.

Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

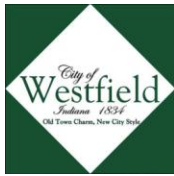
**“BIG PICTURE” DISCUSSION ITEM**

Distance Between Structures

The proposed PUD Ordinance modifies the SF-A standards so that single-family detached dwellings may be located within eight (8) feet of one another. This is closer than any single-family district in the Zoning Ordinance or approved PUD Ordinance would allow. The petitioner will be able to speak to this item at the Public Hearing.

Building Materials

The proposed PUD Ordinance would be subject to the Zoning Ordinance’s minimum architectural and building materials requirements. The existing residential dwellings at the Maples of Springmill are finished with building materials which exceed the City’s minimum requirements. The APC may wish to discuss what, if any, provisions should be included in the PUD Ordinance to ensure visual compatibility with the existing Maples of Springmill homes. Staff discussed this item with the petitioner and it was agreed that language regarding building material enhancements will be added to the PUD Ordinance.



### **STATUTORY CONSIDERATIONS**

Ind. Code 36-7-4-603 states that when considering requests for changes in zoning, reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

### **PROCESS REQUIREMENTS**

<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	05/28/10	-	Submitted
Fees	05/28/10	-	Paid
Legal Description	05/28/10	-	Submitted
Consent Form	-	-	N/A
Neighbor Meeting	06/29/10	-	Meeting Held
PUD Ordinance	None	-	Not Submitted

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	04/15/10	Meeting Held
Notice - Sign on site	06/22/10	Posted
Notice – Newspaper	06/25/10	Published
Notice – Mail	06/25/10	Postmarked

### **STAFF COMMENTS**

1. Hold a public hearing on this item at the July 6, 2010 APC meeting.
2. No action is required at this time.
3. If any APC member has questions prior to the public hearing, then please contact Ryan Schafer at 219.8876 or [rschafer@westfield.in.gov](mailto:rschafer@westfield.in.gov)

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**RAS**